

ORDINANCE NO. 030828-61

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1000 DALTON LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No.C14-02-0145a, on file at the Neighborhood Planning and Zoning Department, as follows:

A 24.135 acre tract of land, more or less, out of the Santiago del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 1000 Dalton Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,640 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 8, 2003.

PASSED AND APPROVED

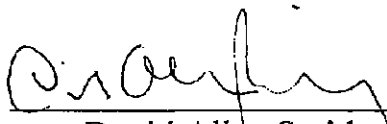
August 28, 2003

§
§
§



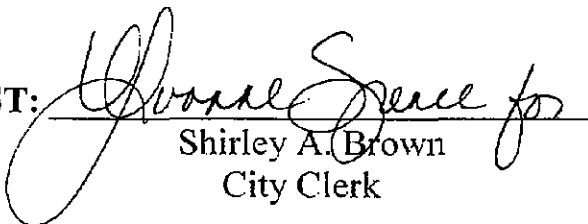
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

C14-02-0145

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

September 5, 2002

FIELD NOTE DESCRIPTION OF 24.135 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (10.536 ACRE) TRACT CONVEYED TO ISAAC A. RABB AND WIFE, JANE M. RABB BY DEED RECORDED IN VOLUME 8537 PAGE 769 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (13.604 ACRE) TRACT CONVEYED TO ISAAC A. RABB AND WIFE, JANE M. RABB BY DEED RECORDED IN VOLUME 11209 PAGE 877 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the northwesterly right-of-way line of Dalton Lane at the most southerly corner of that certain (10.536 Acre) tract conveyed to Isaac A. Rabb and wife, Jane M. Rabb by deed recorded in Volume 8537 Page 769 of the Deed Records of Travis County, Texas, and being the most easterly corner of that certain (27.610 Acre) tract conveyed to George Dawkins and Carole Dawkins by deed recorded in Volume 12606 Page 1471 of the Real Property Records of Travis County, Texas, and being the most southerly corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE along the remnants of an old wire fence with the southwesterly line of said (10.536 Acre) tract, **N 45 deg. 11' 40" W 1364.04 ft.** to a ½ inch iron pipe found at an old fence corner post (wire currently removed) at the most westerly corner of said (10.536 Acre) tract, and being the most westerly corner of this tract;

THENCE along the remnants of an old wire fence, the following two courses:

1) with the northwesterly line of said (10.536 Acre) tract, **N 44 deg. 53' 38" E 305.22 ft.** to a ½ inch iron pipe found at an angle point;

2) continuing with the northwesterly line of said (10.536 Acre) tract, **N 45 deg. 03' 57" E** at 31.00 ft. passing the record location of the most northerly corner of said (10.536 Acre) tract, same being the most westerly corner of that certain (13.604 Acre) tract conveyed to Isaac A. Rabb and wife, Jane M. Rabb by deed recorded in Volume 11209 Page 877 of the Real Property Records of Travis County, Texas, and continuing on the same course with the northwesterly line of said (13.604 Acre) tract, 590.44 ft. more, for a total distance of **621.44 ft.**, to a ½ inch iron pipe found at an old fence corner post at the most northerly corner of said (13.604 Acre) tract, and being the most westerly corner of that certain tract conveyed to Larry P. Shumaker and wife, Nellowen Shumaker by deed recorded in Volume 4186 Page 899 of the Deed Records of Travis County, Texas, and being the most northerly corner of this tract;

EXHIBIT A

THENCE with the northeasterly line of said (13.604 Acre) tract, the following three courses:

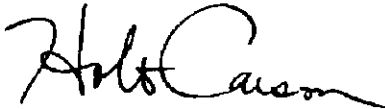
- 1) **S 45 deg. 09' 11" E 630.98 ft.** to a ½ inch iron pipe found at corner of said (13.604 Acre) tract;
- 2) **S 45 deg. 04' 57" W 315.34 ft.** to a ½ inch iron pipe found at a corner of said (13.604 Acre) tract;
- 3) **S 45 deg. 07' 04" E 674.07 ft.** to a ½ inch iron pipe found in the northwesterly right-of-way line of Dalton Lane at the most easterly corner of said (13.604 Acre) tract, and being the most easterly corner of this tract;

THENCE with the northwesterly right-of-way line of Dalton Lane, the following two courses:

- 1) **S 45 deg. 05' 13" W** at 273.64 ft. passing the record location of the most southerly corner of said (13.604 Acre) tract, being the most southerly corner of said (13.604 Acre) tract, same being the most easterly corner of said (10.536 Acre) tract, and continuing on the same course 31.00 ft. more, for a total distance of **304.64 ft.**, to a ½ inch iron pipe found at an angle point of said (10.536 Acre) tract;
- 2) **S 45 deg. 02' 46" W 305.27 ft.** to the Place of Beginning, containing 24.135 Acres of land.

PREPARED: September 5, 2002

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166

